

***Town of Amherst—Planning Department
January 2017***

The following is a list of affordable housing projects that were supported by the Town through financial support, density bonuses, land and pre-development costs. The projects range from site preparation to rehabilitation to new construction. A property may be listed multiple times for distinct projects, and the affordable unit count indicates the number of units targeted by the funding, which may not be the total number of (affordable) units in a development.

In addition to this list, the Town has supported affordable housing through zoning and other measures that are difficult to quantify.

Project Name:	Rolling Green
Permit/Development Type:	Special Permit, apartment complex
Number of Affordable Units:	42
Total Number of Units:	204
Town Contribution:	\$1,275,000: \$1.25 million (CPA-preservation of affordable units); \$25,000 (CPA-study)
Year Funded:	2014; 2010
Town Cost Per Affordable Unit:	\$30,357/unit

Project Name:	North Amherst Community Farm/Habitat for Humanity
Permit/Development Type:	Site Plan Review, affordable duplex
Number of Affordable Units:	2
Total Number of Units:	2
Town Contribution:	\$185,000: \$95,000 for land and \$90,000 for construction
Year Funded:	2016, 2015
Town Cost Per Affordable Unit:	\$92,500/unit

Project Name:	Valley CDC, First Time Homebuyer Program
Permit/Development Type:	4 Units, \$50,000 Deferred Payment Loans
Number of Affordable Units:	4
Total Number of Units:	4
Town Contribution:	\$227,248
Year Funded:	2016
Town Cost Per Affordable Unit:	\$56,800/unit

Project Name:	Hawthorne Farm Habitat for Humanity
Permit/Development Type:	Site Plan Review, affordable duplex
Number of Affordable Units:	2
Total Number of Units:	2
Town Contribution:	\$320,000: \$80,000 to Habitat for Construction, \$150,000 for house lot (estimate, CPA); \$90,000 (CDBG-pre development)
Year Funded:	2014; 2012
Town Cost Per Affordable Unit:	\$160,000/unit

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Project Name: **Ann Whalen rehabilitation (Amherst Housing Authority)**
Permit/Development Type: Apartment Building
Number of Affordable Units: 25 (out of 80 units)
Total Number of Units: 25 (out of 80 units)
Town Contribution: \$285,000: \$110,000 (CPA); \$175,000 (CDBG)
Year Funded: 2014; 2014
Town Cost Per Affordable Unit: \$11,400/unit

Project Name: **Amherst Housing Authority Scattered Site Rehabilitation**
Permit/Development Type: Single-family to three-family homes
Number of Affordable Units: 12
Total Number of Units: 12
Town Contribution: \$350,000 (CPA-bonded)
Year Funded: 2010
Town Cost Per Affordable Unit: \$29,100/unit

Project Name: **Olympia Oaks**
Permit/Development Type: 40B, Townhouse, multifamily
Number of Affordable Units: 42
Total Number of Units: 42
Town Contribution: \$1,750,000: \$250,000 (CPA-construction); \$1.3 mil (CDBG, site infrastructure); \$150,000 (CPA-study); \$50,000 (CPA-pre-development); Purchase property
Year Funded: 2012; 2009-11; 2008; 2004; 1987
Town Cost Per Affordable Unit: \$41,700/unit

Project Name: **Habitat for Humanity, Belchertown Road**
Permit/Development Type: Single-family home
Number of Affordable Units: 1
Total Number of Units: 1
Town Contribution: \$60,000: \$20,000 (CPA); \$40,000 (CPA)
Year Funded: 2012; 2011
Town Cost Per Affordable Unit: \$60,000/unit

Project Name: **Habitat for Humanity, Stanley Street**
Permit/Development Type: Single-family Homes
Number of Affordable Units: 4
Total Number of Units: 4
Town Contribution: \$140,000: \$50,000 (CPA); \$30,000 (CPA); \$30,000 (CPA); \$30,000 (CPA)
Year Funded: 2010; 2009; 2008; 2006
Town Cost Per Affordable Unit: \$35,000/unit

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Project Name: Main Street Housing, Amherst Housing Authority, Valley CDC
Permit/Development Type: Townhouses
Number of Affordable Units: 11
Total Number of Units: 11
Town Contribution: \$337,000: \$62,000 (CDBG-ADA modifications); \$45,000 (CPA);
\$155,000 (CPA); \$75,000 (CPA)
Year Funded: 2008; 2006; 2005; 2003
Town Cost Per Affordable Unit: \$30,600/unit

Project Name: Tamarack Drive
Permit/Development Type: Single-Family Homes, Duplex
Number of Affordable Units: 4 (2 duplexes)
Total Number of Units: 4
Town Contribution: \$170,500: \$40,550 (CPA-rehabilitation); \$130,000 (CPA)
Year Funded: 2003; 2002
Town Cost Per Affordable Unit: \$42,625/unit

Project Name: Jean Elder House, Amherst Housing Authority
Permit/Development Type: Apartments
Number of Affordable Units: 6
Total Number of Units: 6
Town Contribution: \$95,000 (CDBG-Door and window replacement)
Year Funded: 2011
Town Cost Per Affordable Unit: \$15,800/unit

Project Name: Jean Elder House, Amherst Housing Authority
Permit/Development Type: Apartments
Number of Affordable Units: 2
Total Number of Units: 2
Town Contribution: \$163,000 (CDBG-rehabilitation)
Year Funded: 2015
Town Cost Per Affordable Unit: \$81,500/unit

Project Name: Watson Farms, Amherst Housing Authority
Permit/Development Type: 40B, apartments
Number of Affordable Units: 1
Total Number of Units: 1
Town Contribution: \$40,000 (CDBG-rehabilitation)
Year Funded: 2013
Town Cost Per Affordable Unit: \$40,000/unit

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Project Name: **Watson Farms, Amherst Housing Authority**
Permit/Development Type: 40B, apartments
Number of Affordable Units: 2
Total Number of Units: 2
Town Contribution: \$80,000 (CDBG-rehabilitation)
Year Funded: 2016
Town Cost Per Affordable Unit: \$40,000/unit

Project Name: **Watson Farms (Amherst Housing Authority)**
Permit/Development Type: 40B, Apartments
Number of Affordable Units: 10
Total Number of Units: 10
Town Contribution: \$75,000 (CDBG-boiler replacements)
Year Funded: 2008
Town Cost Per Affordable Unit: \$7,500/unit

Project Name: **Chestnut Court Renovations (Amherst Housing Authority)**
Permit/Development Type: Apartments
Number of Affordable Units: 30
Total Number of Units: 30
Town Contribution: \$460,000: \$430,000 (CDBG-rehabilitation);
\$30,000 (CDBG-bathroom windows)
Year Funded: 2008, 2016
Town Cost Per Affordable Unit: \$15,333/unit

Project Name: **Olympia Drive Duplexes (Amherst Housing Authority)**
Permit/Development Type: Two duplexes
Number of Affordable Units: 4
Total Number of Units: 4
Town Contribution: \$350,000 (CDBG-rehabilitation)
Year Funded: 2010
Town Cost Per Affordable Unit: \$87,500/unit

Project Name: **South Middle Street**
Permit/Development Type: Cluster Subdivision
Number of Affordable Units: 2
Total Number of Units: 10
Town Contribution: \$220,000: Density bonus of two lots for provision of affordable units
(estimated value of \$110,000 per lot)
Year Funded: 2006
Town Cost Per Affordable Unit: \$110,000/unit

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Project Name: Palley Village
Permit/Development Type: Subdivision
Number of Affordable Units: 4 (two duplexes)
Total Number of Units: 12
Town Contribution: \$220,000: Density bonus of two lots for provision of affordable units
(estimated value of \$110,000 per lot)
Year Funded: 2005
Town Cost Per Affordable Unit: \$55,000/unit

Project Name: Charles Lane
Permit/Development Type: Cluster Subdivision
Number of Affordable Units: 4 (2 duplexes)
Total Number of Units: 14
Town Contribution: \$160,000: Density bonus of two lots for provision of affordable units
(estimated value of \$80,000 per lot)
Year Funded: 1990
Town Cost Per Affordable Unit: \$40,000/unit

Project Name: Cherry Hill (Pulpit Hill) Cohousing
Permit/Development Type: Planned Unit Residential Development
Number of Affordable Units: 10
Total Number of Units: 32
Town Contribution: Land, (\$400,000 sale price)
Year Funded: 1993
Town Cost Per Affordable Unit: \$40,000/unit

Project Name: Misty Meadows
Permit/Development Type: Cluster Subdivision
Number of Affordable Units: 18
Total Number of Units: 42
Town Contribution: Density bonus
Year Funded: 1988
Town Cost Per Affordable Unit